

## EXEMPTION PUTS HEAVY BURDEN ON TAXPAYERS

Subject for Serious Consideration in the District.

### HELP ONLY IN CONGRESS

Real Estate Market Still Lacks Buoyancy—Operations Few.

One or two of the leading local real estate firms have taken exception to the statement that the real estate market has been for some weeks, and still is, more than lifeless. They contend that with them business goes right along, and that, as far as they are concerned, there is no cessation of activity. In reply to a question in what measure this activity manifested itself, one of the firms declared that in the week past not less than seven houses had been sold through their office. If anything had been needed to confirm the assertion of a dull real estate market it was this declaration, for in a busy season this particular firm would be more likely to sell seven than seven houses in the period of six days. Nothing would more delight the voracious chronicler of real estate news than to be able to report from information obtained from the men in the business that the real estate market is booming, but what is he to do when nearly every broker to whom he appeals in his daily round assures him that there is nothing doing, and when the daily record of transfers stamps this as a most truthful utterance?

**Hoping for Better Things.**  
What the great majority of real estate dealers say is: "We hope for better things." They look forward to some impetus that will bring them customers for houses as well as for unimproved property. They trust that the fall season now opening will prove more lively than they have had cause thus far to anticipate. One reason for the faith that is in them is found in the fact that the price of real estate, both improved and unimproved, keeps up well. No disposition is evinced on the part of the holders of property, who are not under pressure, to part with their holdings at other than normal prices. They know that the intrinsic value of their property is not diminished one iota through a temporarily dull market. Washington remains what it has been for the last thirty years, a most inviting place for the speculative investor in real estate, and no less for the man who merely seeks a home, modest or pretentious.

**Danger From Tax Exemption.**  
A prominent real estate owner and operator, in the course of conversation the other day, called attention to the constantly increasing exemption of property from taxation. He declared that it constituted a serious menace to the taxpayers of the District.

"The more property is exempted," he said, "the greater is the burden that is laid upon the unexempted property, for the taxes on this latter must supply the deficiency created by the withdrawal of other property from the tax list. I do not believe our people realize the danger that threatens them in this direction. The unexempted property in and around Washington, not counting that owned by the General Government, represents a sum of several millions. As a matter of fact, the Government, in assuming one-half of the expenses of the District, is to that extent a taxpayer."

**An Enormous Aggregate.**  
"But just look at all the property owned and controlled by private corporations or individuals from which not a cent of tax is derived. There are all the churches and schools, hospitals, colleges, universities, charitable institutions, and some of the best of them are charitable, but nevertheless have been thought worthy by our lawmakers to enjoy exemption from taxation. All these make up a tremendous aggregate. It is bad enough to have so much already, but the situation becomes more dismal by the fact that there is hardly a session of Congress in which the field of exemption is not enlarged."

"If this is continued indefinitely one of two things must happen—either the rate of taxation must be increased or the assessment of property must be raised. We are facing the problem of gradually growing expenditures for our municipal necessities—necessarily growing with the growth of the city and the increase of population—with gradually diminishing sources of revenue, unless a halt is called in this matter of exempting property from taxation. There is no subject of local municipal economy that calls for more earnest consideration from all our taxpayers and perhaps even more from the Commissioners and the law-making power."

**Huidekoper Residence.**  
One of the handsomest residences in the northwest section of the city will be that of Mrs. F. W. Huidekoper, at Eighteenth and Corcoran Streets. The plans were drawn by Wood, Donn & Deming. Construction has just begun on the house, which will occupy two lots. It will be set well back from the street so as to afford room for the ample grounds that are to surround it. It will be three stories in height and built in the style of the French renaissance. The main entrance will be from Eighteenth Street and on either side of it will be the reception room and office, respectively. One of the notable features of the house will be the library, which will occupy the entire front of the house on the second floor, and will be 40x22 feet in dimensions. The parlor will be located back of the library and the dining room will be in the rear of this. Library and dining room will be finished in the highest of materials, and the parlor in white.

**Building Operations.**  
J. M. Burrell is remodeling the house recently bought by him at Newark Street and Tenleytown Road, the plans having been prepared by Architect B.

## APPRAISES YOUR REAL ESTATE



FRANCIS NYE.

Since September 1 He and His Brother Appraiser, Alexander McKenzie, Have Been Traveling About the City in an Ark-Like Vehicle Setting Values on District Property.

Stanley Simmons. A complete transformation of the building is contemplated, one of the features of the general scheme being the presentation of long, wide porches on the south and west and east fronts. The first floor is to be enlarged so as to admit of a general entrance and reception hall, with a grand staircase. The exterior of the house will be in the Colonial style.

Two houses are being built on the south side of Staughton Street, between Fourteenth and Fifteenth Streets, by J. W. Stow and Miss Annie Stow. The plans have been made by Frank H. Jackson, architect, and provide for three-story structures with front porches of mottled brick and brown stone. Each house will contain twelve rooms. The interior woodwork will be pine painted to suit the color scheme of the rooms, except in the dining room, where the woodwork will be oak. Steam heat will be used in one house and furnace heat in the other.

**Plans for New Houses.**  
Architect Appleton P. Clark, Jr., is preparing plans for a new residence for the superintendent at Glenwood Cemetery. It is to be of brick and stone, two stories and attic in height, and cost about \$12,000.

The same architect is drawing plans for ten two-story apartment houses at Second Street and South Carolina Avenue, to cost \$30,000.

Charles E. Banes is on the point of building four two-story and cellar apartment houses in Le Droit Park. A. B. Muller & Co. are drawing the plans.

An apartment house of three or four stories, brick and stone front, is to be built by Llewellyn & Davis, from plans drawn by Architect Ferd T. Schneider, at Sheridan Avenue and Brown Street. The cost has not yet been determined.

Brown & Brown, architects, are drawing plans for a store and warehouse at 1409 H Street. It is to be three stories in height and brick and stone and is to be used for the front. It is to have a front of twenty-three feet and may run the full depth of the lot, which is 30 feet. Westcott & Story are the managing agents for the property.

**MAN BREAKS HIS NECK  
FALLING DOWN STAIRS**

Samuel R. Thompson, a Coffee Salesman, Meets With Fatal Accident in Central Building.

Tripping over the edge of a step near the bottom of a flight of stairs in the Central Building, which he was descending, Samuel R. Thompson, a coffee drummer, struck the marble floor with such force that his neck was broken.

Death was instantaneous. When Policeman John Groff, stationed at Ninth Street and Pennsylvania Avenue, in front of the Central Building, arrived at Thompson's side a few seconds after the accident, the body was limp and lifeless.

Coroner Nevitt viewed the remains and gave a certificate of death by accident. The body was afterward turned over to Undertaker Lee, to be prepared for burial. Thompson is said to have a brother living near Falls Church, Va. The police will inform the brother of Thompson's death today.

Thompson was forty-nine years old, six feet two inches tall, and weighed 240 pounds. He was the local representative of the B. Fisher Coffee Company, of New York, and had an office in the Central Building, and also slept there, as he had no family or relatives in Washington.

**CRAP GAME RAIDED;  
THREE NEGROES ARRESTED**

Police of the Second precinct last night raided a crap game in O Street alley. Daniel Newton, Harry Thornton and Thomas Carter, all negroes, whose ages range from twenty-one to twenty-eight years, were taken into custody. The game is said to have been going on in Newton's home, and he was held on a charge of permitting gaming on his premises, and the others locked up as United States witnesses.

**TIMES WANT RANCH.**  
Want advertisements and subscriptions for the Evening and Sunday Times will be received at regular office rates at Harry T. Dodge & Co.'s pharmacy, corner of L and Fourteenth Streets northwest.

## TAX APPRAISERS GO THE ROUNDS

Annual Visitation to Washington Houses.

MANY CURIOUS EXPERIENCES

Excuses of Housewives to Prevent Invasions of the Home.

This is the time of year that the Board of Personal Tax Appraisers climbs into its arduous equiptage and journeys through every street of the city, appraising for taxation all the personal property visible and much that is invisible. The board consists of Francis Nye and Alexander McKenzie. Every year they have this task to perform.

**Every Person Liable.**  
The law says that every householder shall be taxed for all personal property above the value of \$100. In stores and business houses there is no exemption, and everything is appraised and taxed. Sometimes two or three visits are made to a house before its interior can be seen, and the value of its contents sized up. On other occasions, the board leaves a blank form to be filled out, purporting to give the amount of taxable property in the house.

**Curious Experiences.**  
In its appraisements, the board meets with many difficulties and experiences with many comical situations. The appraisers are often told that "The house is not in order." "Please come back another time." "My husband is not at home this morning."

Sometimes two or three visits are made to a house before its interior can be seen, and the value of its contents sized up. On other occasions, the board leaves a blank form to be filled out, purporting to give the amount of taxable property in the house.

**Entry Not Necessary.**  
Many houses have to be passed over without a visit, principally because a glance at the exterior assures the board that the whole thing would not be worth the trouble. Apartment houses are also seldom visited.

Mr. Nye and Mr. McKenzie give it as their experience that the honest people never object to exhibiting their houses and furniture. The trouble comes from those who want to evade paying their share of the Government's expenses. These are the ones who look upon it as a personal insult when the appraisers request a view and courteous tones to be allowed to see the house.

**Dealing With Tradesmen.**  
Merchants, say the assessors, are as a rule extremely honest and upright in telling them exactly what stock they have and allowing a complete journey through the entire stores and warehouses. Occasionally, a shifty customer is encountered, but these are found in the smaller merchants' class.

From long practice the assessors can go through the average dwelling house and appraise accurately the whole amount in half an hour. The large stores take longer, and the small dwellings can be disposed of in a very few minutes. At best, however, the work is a tedious affair, and a nerve-racker when it comes to dealing with the miser and the rogue.

**PLANS FOR SIDING  
TO GARFIELD PARK**

The plans for the new siding, to be run from South Capitol Street and Virginia Avenue into Garfield Park to the proposed new powerhouse of the Capital Library of Congress, and the House and Senate office buildings, has been submitted to the District Commissioners by William H. Brown, chief engineer of the Pennsylvania Railroad Company.

M. Brown explains that a bridge will have to be built over South Capitol Street, costing \$20,000, and \$10,000 for the foundations, and about \$14,000 for the superstructure.

The plans have not yet been approved.

**FOR RENT—APARTMENTS.**

FOR RENT—Two and three room apartments, Mount Vernon, light housekeeping. 8th and New York ave. nw. se25-3t.

FOR RENT—THE ALONZO O. BLISS PROPERTY. Apartments—thoroughly modern; one ownership and management; agent The Loraine (new), 1404 Park st., Mt. Pleasant, 5 rooms and tiled bath, \$37.50. Tied bath, 5 rooms and tiled bath, \$22.50. The Penhurst, 4 H st. n.e., 4 rooms and tiled bath, \$22.50. The Raymond, 814 23d st. n.w., 3 rooms, tiled bath, \$22.50. New modern apartments, cor. 6th and K sts. n.e., 5 rooms and bath; heat and hot water for rent, \$22.50. Modern dwelling, 1822 N. H. ave., 11 rooms, 2 baths new. Key at drug store, 1404 Park st. and 14th; very desirable offices facing Capitol, with heat, light, janitor service; from \$5.00 per mo. up. Excellent stores for rent. One large store, 1404 Park st. and 14th; very large show windows; hot-water heat; price, \$20.00. 4 H st. n.e., near Gov. Printing Office; price, \$20.00. 8 H st. n.e., near Gov. Printing Office; price, \$20.00. COWEN, Bliss Bldg., 35 B st. n.w. Tel. East 685. se9-7t.

**REAL ESTATE TRANSFERS.**

TAKOMA PARK—Annie M. Folmer et vir. William J. to John W. Curran, lot 8, block 9, \$10. 420 Tenth Street southeast—Frederick E. Randle et ux. to Newton E. Webb, lot 58, square 372, \$10. Addition to Congress Heights—Arthur E. Randle et ux. to Annie A. Hooper, lot 15, block 2, \$300. Washington Heights—Eliza L. Nixon to Francis L. McKenna, lot 13, block 2, \$10. Eighth Street extended—George Butler et ux. to Trustees of Memorial Evangelical Lutheran Church, part lot 10, Mount Pleasant, \$1. Mount Pleasant and Pleasant Plains—Mary Peyton to Rebecca J. Cole, west one-half lot 3, \$1,200. Kalorama Heights—Crittenden Martin to Katherine Marriott, lot 22, block 13, \$1. 23 Eighth Street northeast—Louisa M. Blake et vir. Leif C. to Laura L. France E., Samuel D., and Mary D. Sherry, lot 57, square 917, \$10. 1500 14th Street northwest—Franklin R. Baum et al. to Charles and George Baum, part lot 8, square east of 708, \$5. Same to Henry Baum, part same lot, \$5. O Street northwest—between Thirty-first and Thirty-second Streets—William A. Gordon et al. trustees, to Connecticut Pie Company, part lots 11 and 12, square, 1256, \$2,500. Bloomingdale—Harry Wardman to Bettie J. Leitch, lot 98, block 11, \$10. Lanier Heights—Jessie L. Mindeloff et vir. Victor, to Edward C. Bryan, lot 125, \$10. Mount Pleasant—William D. Gardner et al. to George W. Norris, part lot 178, \$10. Pierce Street, near Jefferson Street—Elliana Osborn to Nathaniel and Coraella V. Waters, lot 223 and corner 222, \$10. Q Street southwest, between First and Second Streets—Thomas Hitchcock, Jr., et ux. to Maggie Hitchcock, original lots 2, 3, 4, and 5, square 90, \$10.

FOR RENT—In THE CONCORD, 2, 3, 4, 5, and 7 room apartments. Inquire of SUPERINTENDENT, on premises, 100 Hampshire ave., corner Oregon. Tel. 301-307.

FOR RENT—New modern apartments, corner 6th and K sts. n.e.; five rooms and bath; heat and hot water free. Two apartments in each building, each having yard and front porches in front and back. Price, \$20 and \$30. Open for inspection. See man on premises or W. E. COWEN, Bliss Building 35 B st. n.w. se9-7t.

**WANTED—HOUSES.**

WANTED—To rent, small house, two rooms or more, with back yard; not over \$5.00 month; outskirts of city preferred; would take rent in yard or sublet house. Address BOX 38, this office. se24-3t.

**VACANT HOUSES**  
Are needed by me daily to meet the large demand made by good prospective tenants. Rents promptly collected and remitted. No commission charged for repairs.

JOSEPH I. WELLER, Realty Broker, Tel. 853. No. 602 F St. N. W. se2-7t.

## FOR SALE—HOUSES.

### HOMES HOMES

Navy Yard Employees, Attention!

New houses now building in Pennsylvania ave. and 12th and Corcoran ave. se. Near Capital Traction car line. Only short walk from navy yard. Will be finished to suit purveyors. Six nice, large rooms, and cellar under entire house. Beautifully decorated parlors. Furnace heat. Coal and gas ranges. Price, from \$2,500 upward. Bound to enhance in value.

JOSEPH I. WELLER, Realty Broker, 602 F st. n.w. se2-7t.

JAMES F. SHEA, Phone East 396. 643 Louisiana ave. n.w.

**NORTHEAST HOME**  
Good Location—Corner. Price. One of the best 2-story brick dwellings near 12th and D sts. n.e.; 6 rooms and bath; parking room large yard to alley. Price, \$2,600.

**COZY HOME—SOUTHWEST.**  
Very low price. Close to Department of Agriculture, on 12th st. n.w. 6-room frame dwelling; 6,000-sq. yard, paved all-weather road; excellent tenant at \$12.50 per month. Price only \$1,500.

**EXCELLENT INVESTMENT.**  
Close to Pennsylvania ave. on 12th st. se. 4 dwellings, renting to good tenants at total rent of \$28.50; parking front; stables in rear; excellent investment. Promptly. Price for all \$4,250. It.

414 N ST. NW.—7-room brick; rented; will sell below cost to close estate. W. P. METCALF, 1323 G st. se25-3t.

**FOR SALE—CHEAP AT \$2,500.**  
RENTS FOR \$6.50.

3 BAY-WINDOW BRICK HOUSES, Northwest, near 14th st. 6 rooms, bath, and cellar; lots 15 feet front. These houses will rent for \$25 each.

MOORE & HILL (Inc.), 717 14th st. n.w. se24-3t.

**FOR SALE—Only one left, on the Tennessee ave. front of these cozy little flat buildings, corner Tennessee ave. and E st. n.e.**

Rented, \$28 Per Month. GILT-EDGE INVESTMENT.

Call for our list of investment property. MOORE & HILL (Inc.), 717 14th st. n.w. se24-3t.

**FOR SALE—Two cheap homes on Capitol Hill; near the Capitol and Library—north of East Capitol st.**

\$4,000. 7 rooms; lots each 19x105. MOORE & HILL (Inc.), 717 14th st. n.w. se24-3t.

**FOR SALE—CALL FOR A SPECIAL LIST OF HOUSES.**

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We have them in all locations, and always at the lowest prices and on the easiest terms.

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**FOR SALE—TWO FINE HOME BARGAINS.** New, six rooms and bath, cellar; G st. n.e.; \$2,400. New, six rooms and bath; reception hall; Kentucky ave. se. \$2,350.

SAM'L T. SMITH & CO., 1321 G st. n.w. se24-3t.

**FOR SALE—Eight-room frame house and stable; cheap. Call at any time, 1117 5th st. n.e.**

**FOR SALE—A desirable corner, Rhode Island to Washington; 6-room, 2-story, two frame houses; a bargain. LOUIS P. SHOEMAKER, 320 F st. n.w. se24-3t.**

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**FOR SALE—A bargain—Only \$2,250.** Near New Hampshire ave. and within three squares of Dupont Circle, a three-story, bay-window brick, concrete cellar; 9 rooms and bath; kitchen first floor; furnace heat; lot 18x100. Call at any time for keys to inspect. W. H. SAUNDERS & CO., 1401 F st. n.w. se14-7t.

**FOR RENT—HOUSES.**

FOR RENT—Six room house, partly furnished; large yard; near Carnegie Library. Address BOX 8, this office. It.

TO LET—Furnished house, with three persons remaining as boarders. Call at 12 Maryland ave. n.e. se24-3t.

\$35 Houses in Columbia Heights. New, 10 rooms, all modern improvements. LOUIS P. SHOEMAKER, 320 F st. n.w. se23-3t.

FOR RENT—Tenley, 7r & bath.....\$20.00 Flat, 1645 19th st. 5r. & bath.....\$20.00 614 23d st. 6 rooms (C).....\$17.00 LOUIS P. SHOEMAKER, 320 F st. n.w. se23-3t.

FOR RENT—A very desirable two story bay window brick, in Southeast; six rooms and bath; all modern improvements; rent, \$18.50. EDWARDS & REEVES (Inc.), 614 13th st. n.w. se20-4t.

FOR RENT—A magnificent 14 room house, now occupied by owner; suitable for business or boarding house; situated on E st. near 6th st. n.w.; first and second floors hardwood finish; all modern improvements; reasonable terms. For permission to inspect apply to C. MARTIN BRAND, 1404 G st. n.w. se14-7t.

**FOR RENT—FLATS.**

**THE DORCHESTER.**  
NEW STEAM-HEATED APARTMENTS 2 rooms and cabinet kitchen, \$10, \$12, \$15. LARGE, LIGHT ROOMS. Elegant bath. Public laundry. Hot water furnished. Janitor Service, Telephone, Etc.

HIGHEST REFERENCES REQUIRED 2 BLOCKS FROM AGRICULTURAL DEPT. and BUREAU OF ENGRAVING 12th and Maryland Ave. S. W. KARRICK & METCALF, 1323 G N. W. se25-7t.

FOR RENT—Entire third floor; three rooms; furnace heat; \$18. 810 C st. n.w. se24-3t.

FOR RENT—New, cozy, 4 rooms and bath, range and latrine; best and cheapest. 666 Morton st. n.w. SAM'L T. SMITH & CO., 1321 G st. n.w. se24-3t.

FOR RENT—Fine apartment, 3 rooms, tiled bath; gas and heat; reasonable to good tenant. 37 S st. n.w. se24-3t.

FOR RENT—Attractive new flats, first and second stories; five rooms; bath; all modern improvements; Metropolitan, near 12th st. n.w.; open. se24-3t.

FOR RENT—Four rooms; light house-keeping; \$20. 723 7th st. n.w. se23-3t.

FOR RENT—Flat of seven rooms, on first floor over store, 1214 7th st. n.w., opposite McKinley Training School, and Rhode Island ave.; probably the best flat in the city for the money—rent monthly. W. W. BURDETTE, 1207 F st. n.w. se20-7t.

FOR RENT—We have several very desirable flats of four rooms and bath; porcelain bath; gas and heat; reasonable open plumbing; nicely papered; located near cars, Northeast; rents, \$15 and \$16.00. EDWARDS & REEVES, Inc., 614 13th st. n.w. au2-7t.

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